

MARTIN MASLIN

BUILDING PLOT AT 157 STATION ROAD
STALLINGBOROUGH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN41 8AL



Building plot adjacent to 157 station road, Stallingborough, Grimsby. An opportunity to acquire this single building plot, extending to 0.16 acres, with a benefit of planning permission for the construction of a stunning detached family residence designed by local architect John Derbyshire. With open fields onto countryside at the rear, the purchaser will have the option to amend the plan or to seek alternative permission if required. The plot measuring 53m long x 13m wide will be accessed via a shared private gravel driveway with an electric automated sliding gate for security. With revised building regulations approvals obtained on the 12th December 2023 and further details can be obtained under the North East Lincolnshire application number DM/1199/23/FUL. Guide price offers around £79,000.

£79,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

THE PLOT

Approximately 52.73m (173'0") x 12.80m (42'0")

The plot will be levelled with a part grassed area, rectangular in shape measuring approximately 53m x 13m. There is an existing fence on the Western boundary and a new fence will be erected on the Eastern boundary between the property and the plot. A shared gravelled driveway will be laid and an electric automated sliding gate will be installed for both properties.

PROPOSED PROPERTY

The approved property is a two storey design with a front facing balcony, occupying a good size plot on the edge of the village boundary with open fields behind. Ground floor accommodation comprising:-

ENTRANCE HALL

4.29m (14'1") x 1.75m (5'9")

A spacious hallway with a useful store cupboard and staircase to the first floor gallery landing.

LOUNGE

4.75m (15'7") x 3.45m (11'4")

A good size lounge with fireplace and sliding front door.

KITCHEN

6.78m (22'3") x 2.95m (9'8")

A large open plan living kitchen with family area and provision for bi-fold doors.

UTILITY ROOM

2.95m (9'8") x 1.65m (5'5")

A good size utility room.

CLOAKROOM/W.C

2.34m (7'8") x 0.97m (3'2")

FIRST FLOOR LANDING

5.26m (17'3") x 2.03m (6'8")

A spacious landing with door to a walk on feature balcony overlooking the front aspect, balcony measuring 5.2m x 2.4

PRINCIPAL BEDROOM ONE

4.57m (15'0") x 3.07m (10'1")

ENSUITE SHOWER ROOM

1.27m (4'2") x 1.75m (5'9")

BEDROOM TWO

3.45m (11'4") x 2.95m (9'8")

BEDROOM THREE

2.95m (9'8") x 3.07m (10'1")

BEDROOM FOUR

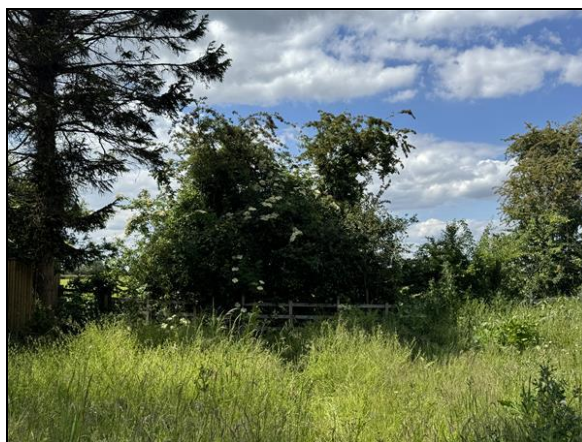
2.95m (9'8") x 3.07m (10'1")



THE PLOT



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GARAGE

5.05m (16'7") x 3.07m (10'1")

An integral garage with door access into the garage and front opening door, there will be a parking and turning area to the garage.

PLANNING PERMISSION AND RELEVANT FULL PLANING PERMISSION

The relevant full planning permission for the erection of one dwelling with an integral garage was received following the decision made on the application received on the 7th December 2023. This was for various conditions under the North East Lincolnshire application number DM/1199/23/FUL. The plot is offered for sale under the basis of the planning permission already approved, and the Vendor will not consider proposals to purchase which are conditional upon the granting of this specific alternative permission. Please note the approved application was submitted by John Derbyshire Design limited, 6a St Marys Lane, Louth, LN11 0DT, telephone 01507 607561. Full working drawings for construction can be obtained through them.

SERVICES

Mains gas, water, electricity and drainage are believed to be available and services are the responsibility of the new purchasers. Connection costs will be the responsibility of the purchaser, broadband speeds and availability of the area can be accessed via <https://www.ofcom.org.uk/>

TENURE

The vendors advise the tenure is Freehold subject to Solicitors verification.

ACCESS

Access to the property will be shared with the neighbouring house and gravel driveway with an automated electric sliding gate will be installed at the cost of the vendor.

LOCAL AUTHORITY

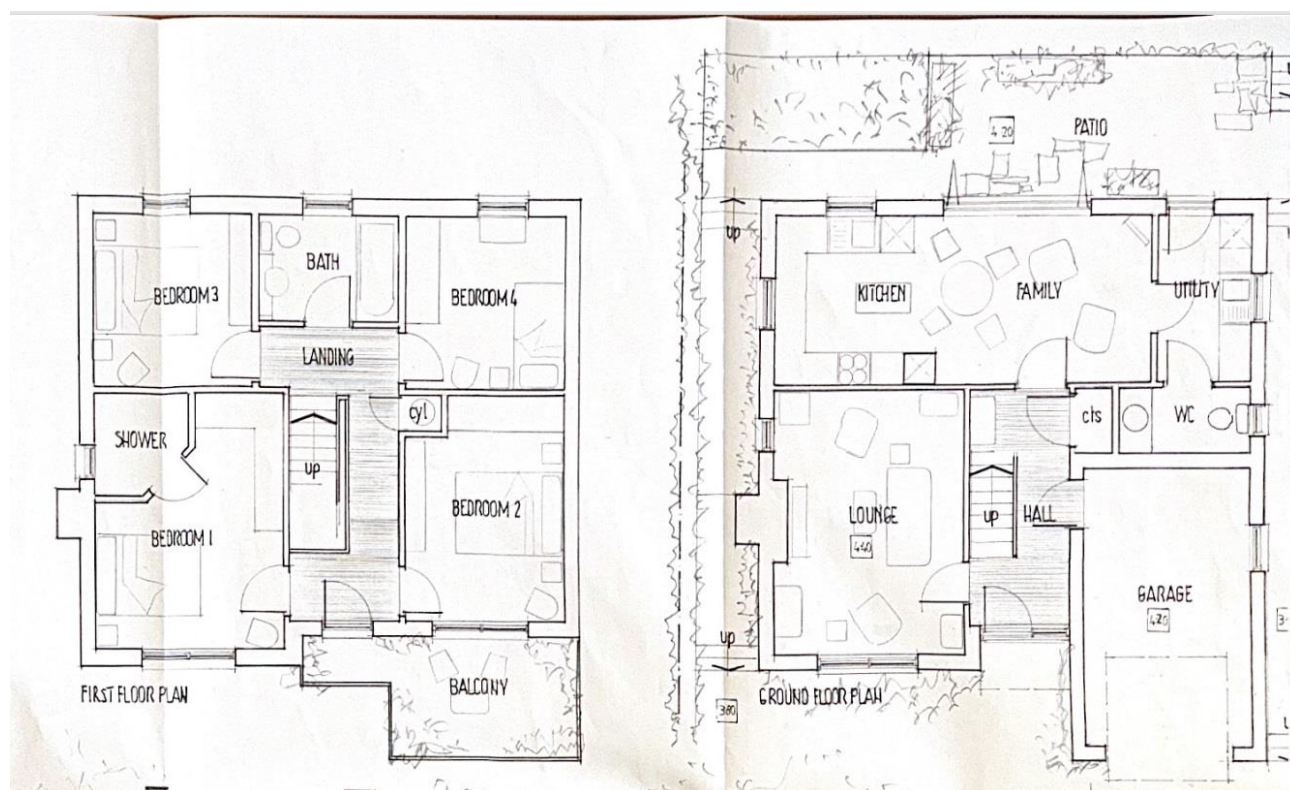
The Local authority is the North East Lincolnshire Council.

VIEWING

Viewing is strictly via appointment with the agents on Grimsby 311000. A video walkthrough with commentary can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

The building plot is located at the Eastern end of the village with direct access onto Station Road. The main village of Stallingborough is within walking distance of the train station, popular primary school and local shops. Access to the country's motorway network via the A180 interchange is nearby and the centre of Grimsby is only a 15-minute drive away.





SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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